

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP10_0205
Project Description	Project Application for a residential subdivision at Gwandalan to create up to 200 residential lots, bulk earthworks and infrastructure.
Site	Gwandalan
Proponent	Lakeside Living Pty Ltd
Date of Issue	30 November 2010
Date of Expiration	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
General requirements	The Environmental Assessment (EA) must include • An executive summary; • A detailed description of the project including the: ▪ details of and justification for works proposed; ▪ alternatives considered; and ▪ various components and stages of the project in detail (and should include infrastructure staging); • A consideration of the following with any variations to be justified: ▪ all relevant State Environmental Planning Policies, and ▪ relevant legislation, policies and reports, with particular regard to: - o SEPP 71 – Coastal Protection; - o NSW Coastal Policy 1997; - o Coastal Design Guidelines for NSW; - o Independent Hearing and Assessment Panel's Interim and Final Reports for the previous Concept Plan for Catherine Hill Bay and Gwandalan submitted to the Minister for Planning on 13 April 2007 and 18 December 2007 respectively. • A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with a clear identification of timeframes and who is responsible for these measures; • A detailed conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; • Identify the development contributions applicable to the site (including consideration of any relevant development contributions plans prepared to date) and, if relevant, any public benefits to be provided with the development; • A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and • A report from a quantity surveyor identifying the genuine capital investment value for the project application calculated in accordance with the EP& A Regulation 2000.
Key Assessment Requirements	The EA must address the following key issues and discuss how the proposed development is consistent with the Development Control Plan prepared for this part of the site: Development Control Plan • Provide a Development Control Plan which includes, but is not limited to, the matters listed in Clause 29 in Schedule 3, Part 14 (South Wallarah Peninsula site) in the Major Development SEPP. Subdivision • Provide a detailed subdivision layout, including (but not limited to) proposed lot sizes, boundary dimensions and any required easements. • Proposed subdivision staging. • Provide detailed design of infrastructure including roads (including a selection of typical cross sections and long sections), drainage, open space, pedestrian and bicycle infrastructure.

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Transport and Accessibility

Prepare a detailed Traffic Study that includes (but is not limited to) the following:

- Identify all relevant vehicular traffic routes and intersection for access and egress;
- The anticipated vehicular traffic generated from the proposed lots and impact on the existing and proposed road network including impact of intersections;
- An analysis of the cumulative traffic and transport impacts of this development on the existing urban development taking into consideration other proposed developments;
- Identify the necessary road network infrastructure upgrades required to maintain existing levels of service on the local and classified road network;
- Address the potential to expand bus services including network capacity, road and route design, and consultation with bus operators and Transport NSW;
- Bus lay-over for the length of Gwandalan Public School as a drop-off and pick-up point for students;
- Public car parking location, numbers and design;
- Proposed pedestrian and cycle access and circulation within and to the site.

Management and Maintenance of Open Space

- Outline the location and long-term management and maintenance of any areas of open space, recreation areas, community facilities, riparian corridors and/or conservation lands (including any offset areas).

Heritage

- Address the potential impacts of the proposed development on any conservation areas or heritage items on the site or in the vicinity of the site.
- Assess the site's Aboriginal cultural heritage, and potential impacts of the proposed development.

Biodiversity

- Address the impact of the development on existing threatened and endangered native flora and fauna species, populations, ecological communities and their habitats, and movement corridors, and outline proposed mitigation measures.
- Address any approval requirements issued for the site under the Environmental Protection and Biodiversity Conservation Act 1999.
- Address the significant vegetation in the central part of the site which was previously approved as open space.

Bushfire Risk Assessment

- Provide an assessment of the proposal against Planning for Bush Fire Protection 2006 and identify the location and ongoing management arrangements of any proposed APZs and areas requiring dwelling construction to bushfire protection standards.
- Provide a northern perimeter road separating residential lots from the adjacent State Conservation Area.

Flooding

- Identify any flood risk associated with the site and demonstrate that the proposed development is suitable in terms of flooding and evacuation and is consistent with the NSW Floodplain Development Manual; the management of flood liable land (2005); identify the building footprints above the 1:100 flood level for flood affected lots.

Geotechnical and Mine Subsidence

- Identify and assess geotechnical issues, noting the implications for slope stability, rehabilitation, compaction, and the presence of potential and actual acid sulphate soils.
- Identify and assess mine subsidence issues noting any risk factors associated with the former and future mining uses at or near the site
- Outline measures that would be implemented to avoid, minimise, manage or remediate potential subsidence or geotechnical issues encountered at the site.

Ecologically Sustainable Development (ESD)

- Demonstrate how the development will commit to ESD principles in design and construction, and outline commitments to sustainability including water re-use, waste minimisation, the minimisation of energy use and car dependency.

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	Drainage and Stormwater Management Address drainage and stormwater management issues, including: • on site detention of stormwater; • water sensitive urban design (WSUD); • waste-water re-use; • drainage infrastructure; • surface water and groundwater impacts; and • impacts on other water bodies. Contamination • Identify and detail any measures to be undertaken to appropriately remediate the site in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) and any existing remediation notices. This information should include evidence that the site is suitable or will be made suitable for the proposed use. Construction Impacts • Cut and fill proposed and whether any fill is proposed to be imported or exported to/from the site. • Outline how construction impacts, including (but not limited to) access, noise, vibration, dust, erosion, and water quality will be managed in relation to the amenity of existing and future residents. Utilities and Services • Prepare a utility and infrastructure servicing strategy that provides evidence that the development can be adequately serviced in terms of water, sewerage, stormwater, gas (if appropriate), electricity and telecommunications services and outline staging for delivery. Mining Activities • Address the impact of the proposal on mining operation and closure, including any leases that may be held over the site. Interface Issues • Address interface issues and edge effects for adjoining land, in particular State Conservation Areas, Nature Reserves, and other land zoned E1. Developer Contributions • Identify and address the additional demand created by the development on existing public facilities and infrastructure. • Detail the likely scope of any planning agreement and/or developer contributions between the proponent, Council and State agencies.
Consultation Requirements	The EA should reference any consultation undertaken with relevant parties. You should undertake an appropriate level of consultation with local Councils, relevant State and Commonwealth agencies, utility providers, emergency services, adjoining landowners and the local community and provide written evidence/ documentation of any consultation carried out. The EA shall clearly indicate issues raised by stakeholders during consultation and how those matters have been addressed in the proposal.
Deemed refusal period	60 Days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Landowners Information	The consent of the landowner/s is to be provided in accordance with clause 8F of the Environmental Planning and Assessment Regulation 2000